

MARIPOSA COUNTY
(Draft) MITIGATED NEGATIVE DECLARATION

(Pursuant to California Administrative Code, Section 15070)

APPLICANT/APPLICATION: *Commercial-Industrial-Manufacturing Plan No. 2021-124*
CalCamp2 LLC, dba Wildhaven Yosemite

PROJECT DESCRIPTION: The Wildhaven Yosemite project is proposed to be developed on the current location of the 36-acre Yosemite Ziplines and Adventure Ranch property. The project proposes to construct 80 canvas tents in two (2) phases. The project applicant would develop accessory facilities associated with a campground, including platform tents, a bathhouse, parking spaces, on-site water and sewer facilities, and other support facilities.

Project phasing is proposed as follows:

Phase I

- Construction of approximately 40 basic wood tent platforms, ranging in size from 10' x 20' to 12' x 24'.
- Pitch and furnish 40 canvas tents on top of tent platforms, which at full occupancy would hold 100 guests (assuming 2.5 average guests per tent).
- Build an approximately 10' x 10' reception/check-in kiosk.
- Design and build the communal bathhouse, supporting both Phase I and Phase II. The estimated size of the facility is 20' x 60' with rustic post and beam construction housing men's and women's bathrooms and approximately 10 shower stalls and eight toilets in each. The facility will be served by a new well (specific for a public water system) to be drilled on site and the property's existing electrical infrastructure.
- Construction of a septic system to support the bathhouse.
- Install an automatic gate with emergency controls for fire service access.
- Install non-permanent propane fire pits at the premium tents to reduce fire risk; the one common area non-permanent fire pit may switch to wood fuel in the winter months and would be managed by Wildhaven staff.

Phase II

- Build and furnish another approximately 40 tents using the same Phase I specifications. Completion of this construction would bring total tent capacity up to 80, which would serve 200 guests at full occupancy (assuming 2.5 average guests per tent).
- Provide a portable bathroom trailer.

The site plan also shows the installation of a 50,000 gallon storage tank for fire fighting and back-up domestic supply. The existing horse barn will be removed as part of site development.

The project proponent may incorporate the existing zipline amenity into the campground project. The zipline would be for the sole use of overnight campers. The existing ropes course will be removed.

Hours of operation:

The campground would be operated daily on a year-round basis. Hours of operation would be 24 hours a day with check-in between 3:00 p.m. – 7:00 p.m.

Number of employees:

The campground will have a total of ten (10) employees; five (5) full time and five (5) part time. One (1) general manager would live in the existing on-site house. Three (3) maintenance staff may live in RVs on the site if allowed by code. The remaining six (6) employees would be front desk and housekeepers.

Number of anticipated customers:

Fifty (50) to up to two hundred (200) maximum daily.

Parking:

There are currently forty (40) parking spaces on site to serve the Yosemite Zipline and Adventure Ranch project. Forty-two (42) spaces will be added to bring total on-site parking spaces to eighty-two (82).

Access:

Primary access will be from an existing driveway connected to State Highway 140. The internal roadway to access the site will be a two-lane 24-foot wide graveled road. The site plan shows that roadways accessing the project’s tent areas will be one-way and graveled; where grades exceed 16%, the access driveways will be asphalted. Internal access roads and driveways will be subject to state fire safe and local standards as well as applicable special occupancy park standards contained in Section 2106 (Roadways) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

Walking trails to access cabins from parking areas have been incorporated into project design.

The project site is located at 4808 Highway 140, Mariposa, Ca and is known as APN 012-180-056. It is in projected Section 26, Township 5 South, Range 18 East, M.D.B.&M, Rancho Las Mariposas. It is within the USGS 7.5-minute Mariposa topographic quadrangle at 37°28’15”N/119°57’40”W. The project site is located just south of the community of Mariposa.

No significant effect is based on the following findings:

1. The project has the potential to significantly impact biological resources, i.e. ephemeral drainages/riparian features; special status bat species; special status plant species and nesting raptors and migratory birds. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. The project has the potential to impact cultural resources that may be uncovered during project construction. A mitigation measure is proposed to reduce this potentially significant impact to a less than significant level.
2. The project will result in increased air emissions, groundwater use, noise, traffic, and demand for public services. The project also has the potential to increase fire danger. However, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable. The project’s potential impacts on on-site biological resources can be reduced to less than significant levels with the implementation of proposed mitigation measures. Off-site resources are also protected through these measures. Therefore, the potential cumulative impact on biological resources from project implementation is considered to be less than significant. The project will not have a cumulatively considerable impact.
3. The project does not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

No significant effect is based on review procedures of the following County Departments or Divisions:

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|-------------------------------------|---------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | Building Division | <input checked="" type="checkbox"/> | County Health Department |
| <input checked="" type="checkbox"/> | Planning Commission | <input checked="" type="checkbox"/> | Public Works Department |

Other: Mariposa County Unified School District, CAL FIRE, Sierra Telephone, Mariposa County Fire Department, Mariposa County Assessor, California Department of Fish and Wildlife, Southern Sierra Miwok Nation, Mariposa County Agricultural Commissioner, Mariposa County Resource Conservation District, Sheriff’s Department, John C. Fremont Hospital, and Pacific Gas & Electric.

No significant effect is based on additional conditions as follows:

Initial Study was prepared by Alvaro Arias, Deputy Director, and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

Sarah Williams, Director
Mariposa Planning

Date

CONDITIONS & MITIGATION MEASURES

1. *Insert as approved by the Planning Commission*